



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, November 1, 2010 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR (Consent Calendar Representative)
GLEN DEISLER, VICE-CHAIR (Consent Calendar Alternate) - PRESENT
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Alternate)
BRIAN MILLER
DENISE WOOLERY (Consent Calendar Representative) - PRESENT
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician - PRESENT
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the SFDB).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard at (805) 564-5470 extension 4551, or by email at mbedard@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Wednesday, October 27, 2010, the Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/sfdb.

PUBLIC COMMENT: Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board.

REVIEW AFTER FINAL

A. 447 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-050-017
Application Number: MST2009-00509
Owner: Hezi and Corin Koren
Designer: Ubaldo Diaz

(This project is returning for a Review After Final to add an approximately 230 square foot second-story deck on the front of the house and add double doors on the first floor. These revisions require Staff Hearing Officer review of a modification for alterations within the front setback. The original project description follows: Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,772 square foot two-story single-family residence and a detached 400 square foot two-car garage. The total of 2,172 square feet on the 9,996 net square foot lot in the Hillside Design District is 59% of the maximum floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 048-10. Approval of the Review After Final for a new second-story deck is requested.)

Approval of the Review After Final with conditions:

- 1) The additional revised design to remove the roof extension at the existing second-story balcony with an open rail design is acceptable.
- 2) Applicant to submit to staff the revised elevations, and color and material samples to match the existing project.

REVIEW AFTER FINAL

B. 803 RAMETTO LN

A-2 Zone

Assessor's Parcel Number: 015-120-010
Application Number: MST2009-00355
Owner: Jane Barrett
Designer: Sophie Calvin
Landscape Architect: Arcadia Studio

(Proposal for 350 square feet of additions to the first floor and a new 691 square foot second-story. The project includes a new deck, entry porch, and remodeling. The existing 1,837 square foot one-story single-family residence and attached 499 square foot two-car garage is located on a 40,678 square foot lot in the Hillside Design District. The proposed total of 3,832 square feet is 77% of the maximum guideline floor to lot area ratio.)

(Review After Final for design location alterations for the use of the stained cedar shingles and stone facade materials, minor design alterations to windows on the north and south elevation, the elimination of the entry trellis and low stone wall, and site alterations including a new guard rail, fire pit, barbeque counter, and spa equipment. No alterations are proposed to the west elevation.)

Continued one week to Consent with comments:

- 1) Provide a section through the terrace wall, retaining wall, and glass railing.
- 2) Provide a west elevation.

FINAL REVIEW**C. 815 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-163-022

Application Number: MST2010-00312

Owner: David Pershing and Diana Hull

Applicant: Amy Blackmore

Architect: Sydney Baumgartner

(Proposal for two new 6.6 foot tall entry columns at each end of the driveway and eleven new 4 foot wide by 8 foot tall lattice panels located within the interior yard setback. This 1.89 acre parcel located in the Hillside Design District is currently developed with an existing single-family residence. The proposal will address violations of ENF2010-00736.)

(Preliminary Approval granted 10/25/10. Final Approval is requested.)

Final Approval as submitted.

NEW ITEM**D. 1102 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-242-006

Application Number: MST2010-00324

Owner: Anthony M. Turchi

Architect: DesignArc

(Proposal for exterior alterations and an interior remodel to an existing two-story 1,988 square foot single-family residence, including a two-car garage on an 11,550 square foot lot in the Hillside Design District. Exterior alterations include the replacement of all existing windows and doors, replace the existing asphalt shingle roof, replace the existing concrete driveway with new interlocking pavers, replace the existing mechanical system and water heater and add a new ground mounted air conditioner system, and re-paint the exterior of the residence.)

(Action may be taken if sufficient information is provided.)

Postponed one week due to the applicant's absence..

REVIEW AFTER FINAL**E. 462 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-016

Application Number: MST2009-00122

Owner: Andrea Kelly

Architect: Lori Kari

Landscape Architect: David Black

(Proposal to replace a one story single-family residence and garage that were destroyed in the Tea Fire. Proposed is a 1,752 square foot two-story house and a 254 square foot one-car detached garage. The total proposed 2,006 square feet on the 8,025 square foot lot located in the Hillside Design District is 63% of the maximum floor-to-lot area ratio. Staff Hearing Officer approval of Zoning Modifications are requested to allow the project to encroach into the interior setback and the required open yard area.)

(Review After Final for a new landscaping plan. Project requires compliance with the Staff Hearing Officer Resolution No. 032-09.)

Postponed one week due to the applicant's absence.

Items on Consent Calendar were reviewed by **Glen Deisler** and **Denise Woolery**.